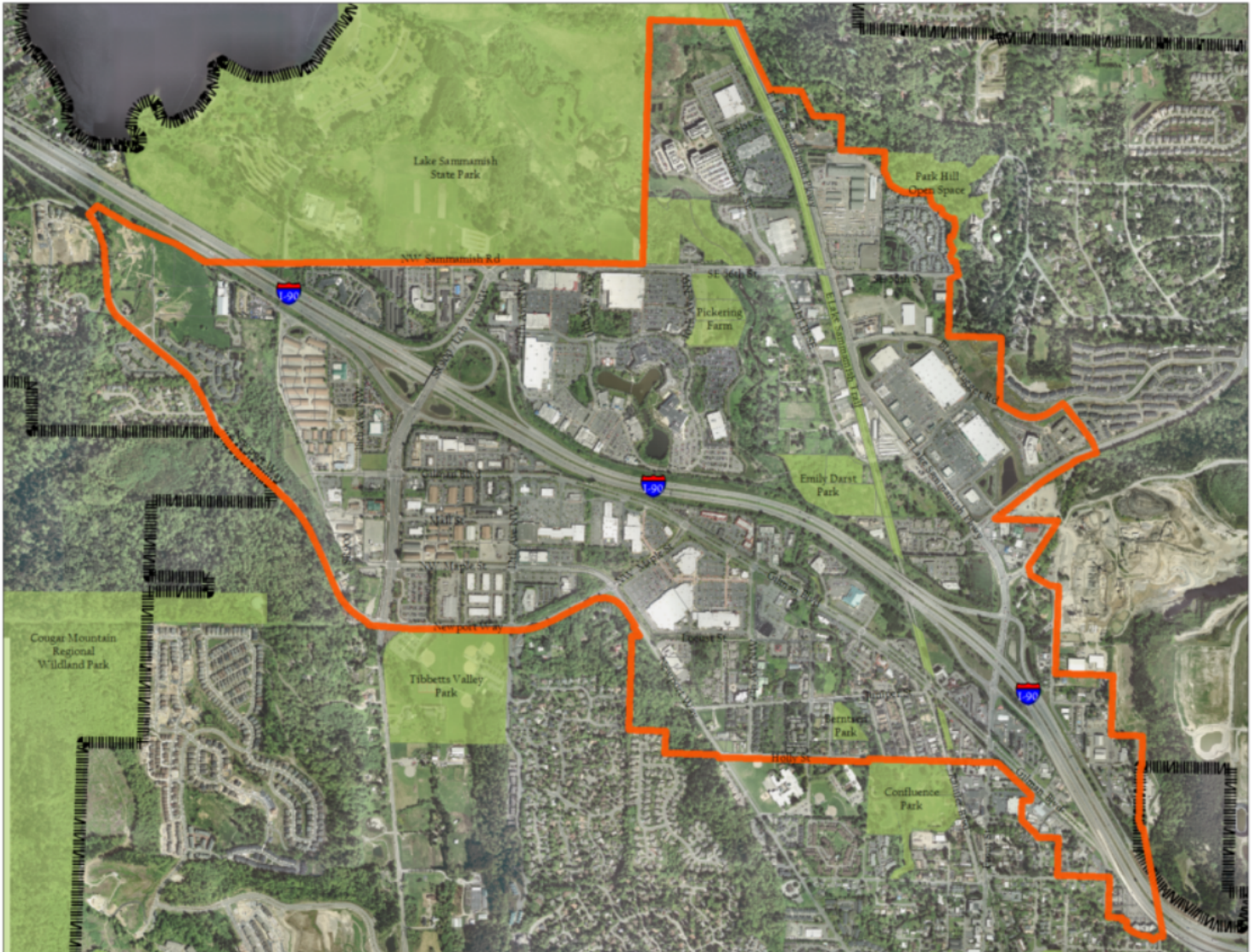


# Central Issaquah Monitoring Report: 2013 – 2015 Dashboard

Complete Central Issaquah Monitoring Report and Dashboard can be obtained on our website at [www.issaquahwa.gov/documentcenter](http://www.issaquahwa.gov/documentcenter)

## Central Issaquah Plan Area

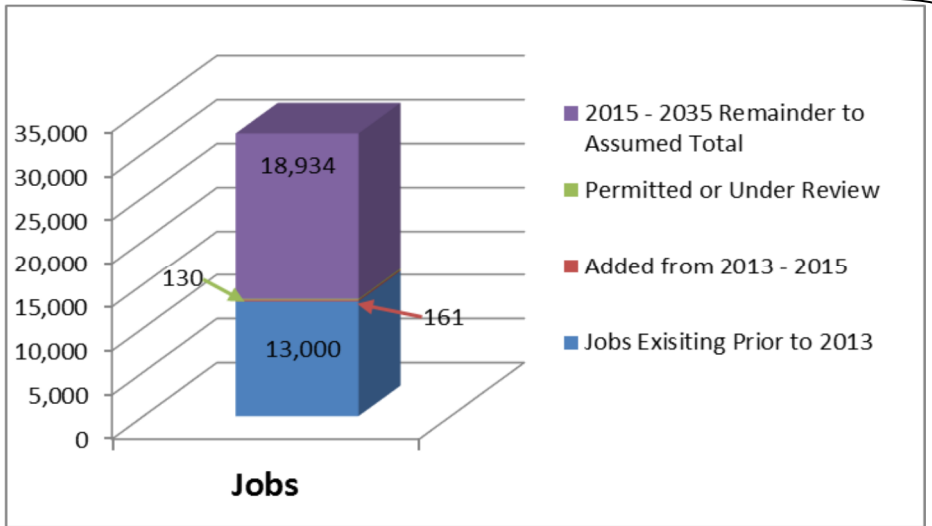


Source: Central Issaquah Plan

May 2016

## All Central Issaquah

### Projects Completed, Permitted or Under Review and Assumptions Comparison in All of Central Issaquah



**161**

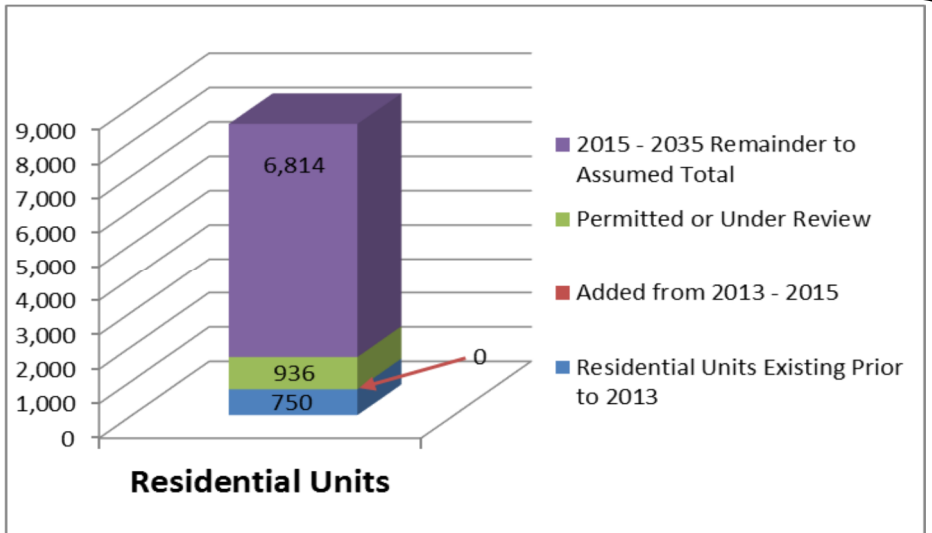
**Jobs Added from  
2013—2015**

(Completed)

**130**

**Jobs in the  
Pipeline**

(Permitted or Under Review)



**0**

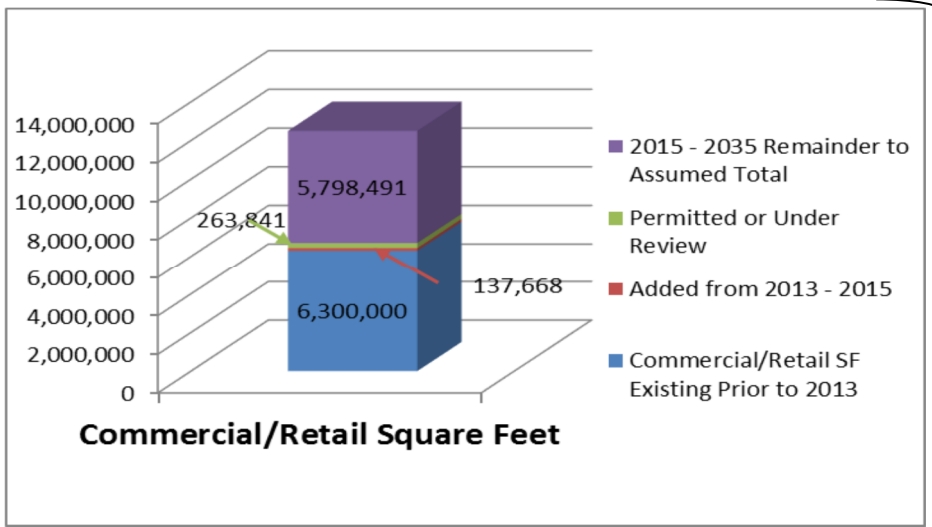
**Housing Units  
Added from  
2013—2015**

(Completed)

**936**

**Housing Units  
in the  
Pipeline**

(Permitted or Under Review)



**137,668**

**Commercial/  
Retail  
Square Feet  
Added from  
2013-2015**

(Completed)

**263,841**

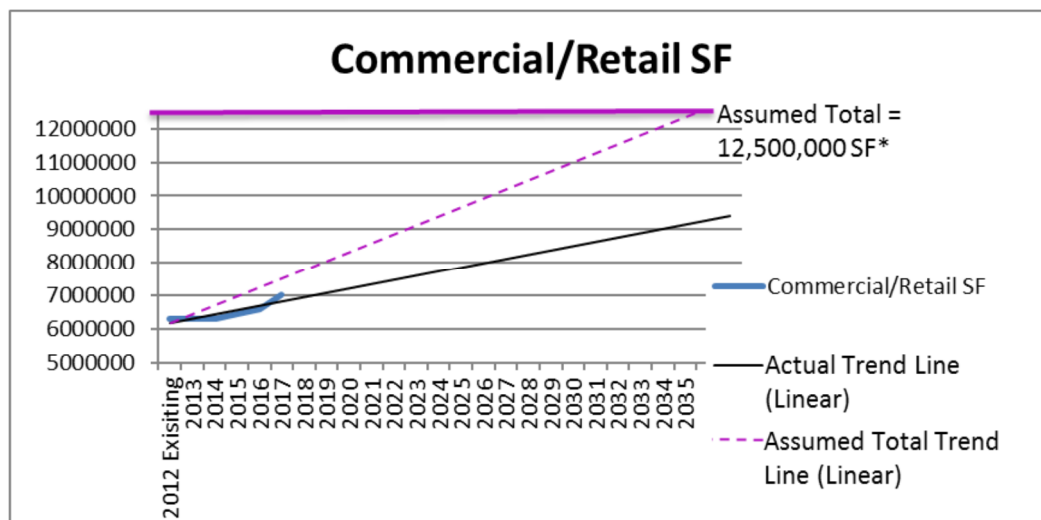
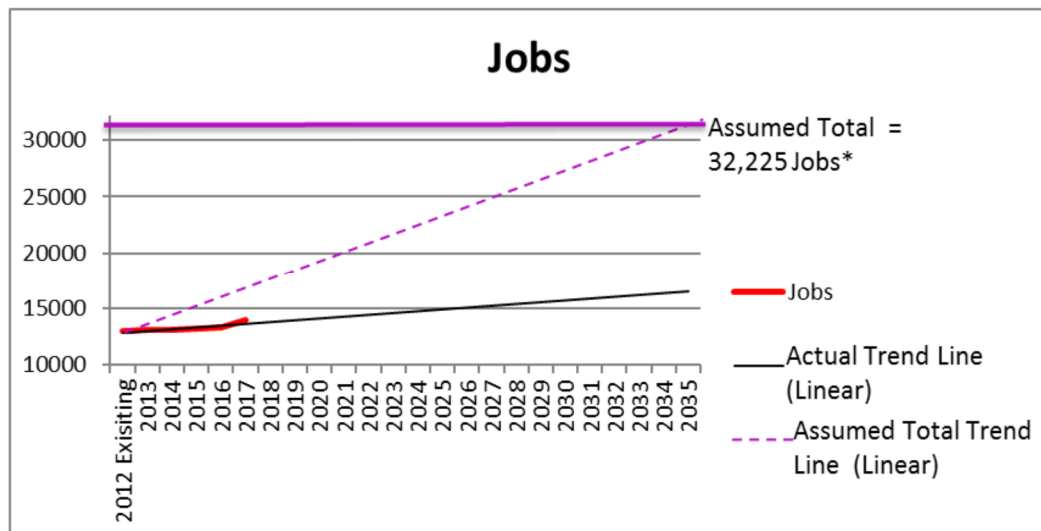
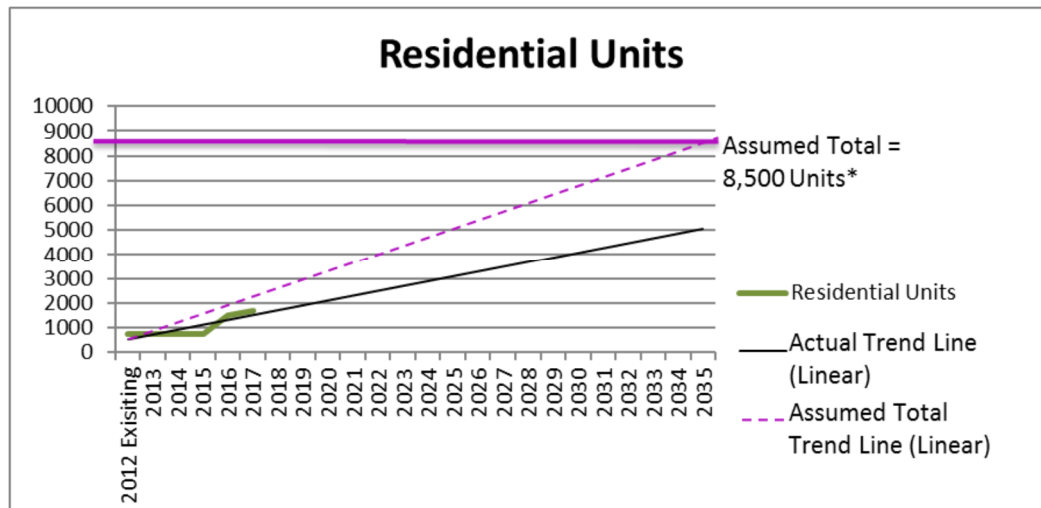
**Commercial/  
Retail  
Square Feet  
In the  
Pipeline**

(Permitted or Under Review)

Source: 2015 Central Issaquah Three-Year Monitoring Report, Pages 9—14

## All Central Issaquah

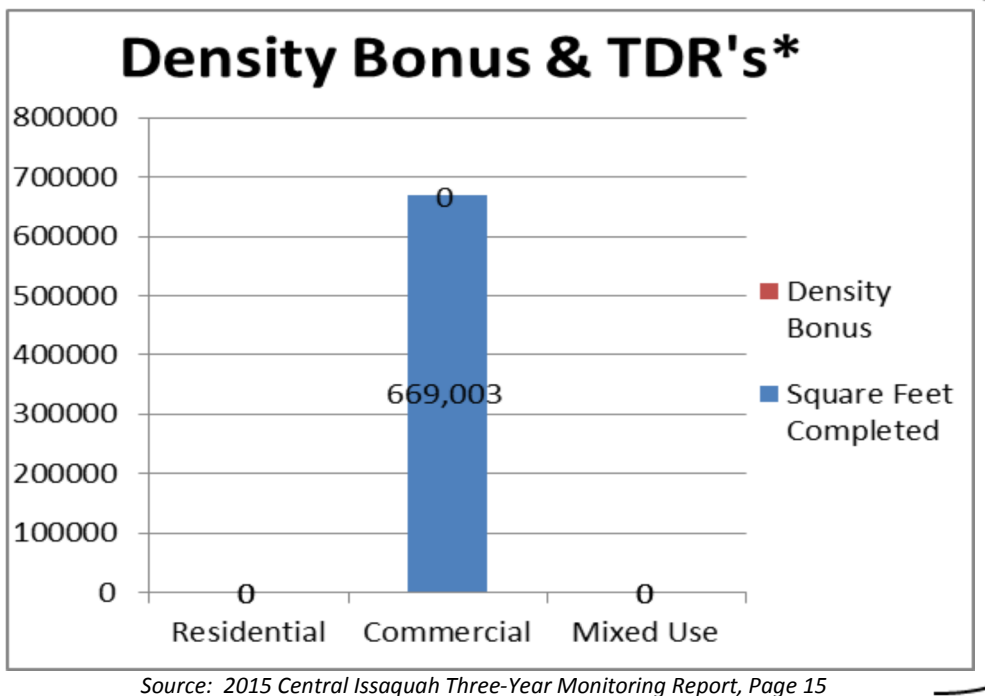
### Projects Completed, Permitted or Under Review and Assumed Totals in All of Central Issaquah



Sources: 2015 Central Issaquah Three-Year Monitoring Report, Pages 6, 9—14

\* Assumed Totals are from the Environmental Impact Statement (2012).

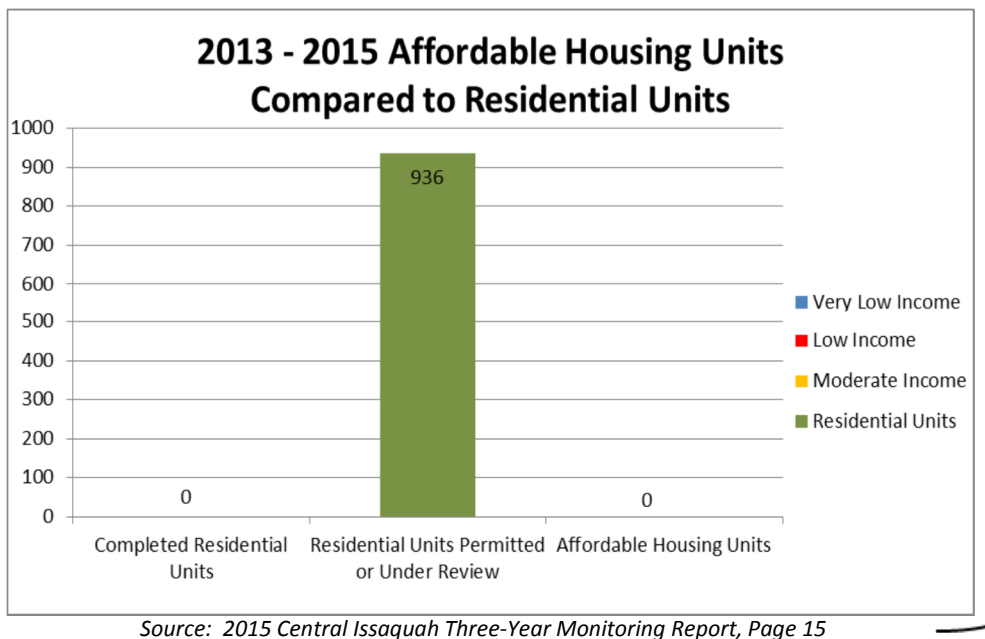
## All Central Issaquah



0

**Square Feet of  
Density Bonus and TDR's  
Used in Central Issaquah**

\* TDR or Transfer of Development Rights is a program that decreases the development pressure on land adjoining critical areas by providing the owners of private property a mechanism to transfer development rights to developable parcels with these critical areas to land more suited for urban development. Landowners receive financial compensation without developing their land and the public receives permanent preservation of the land.



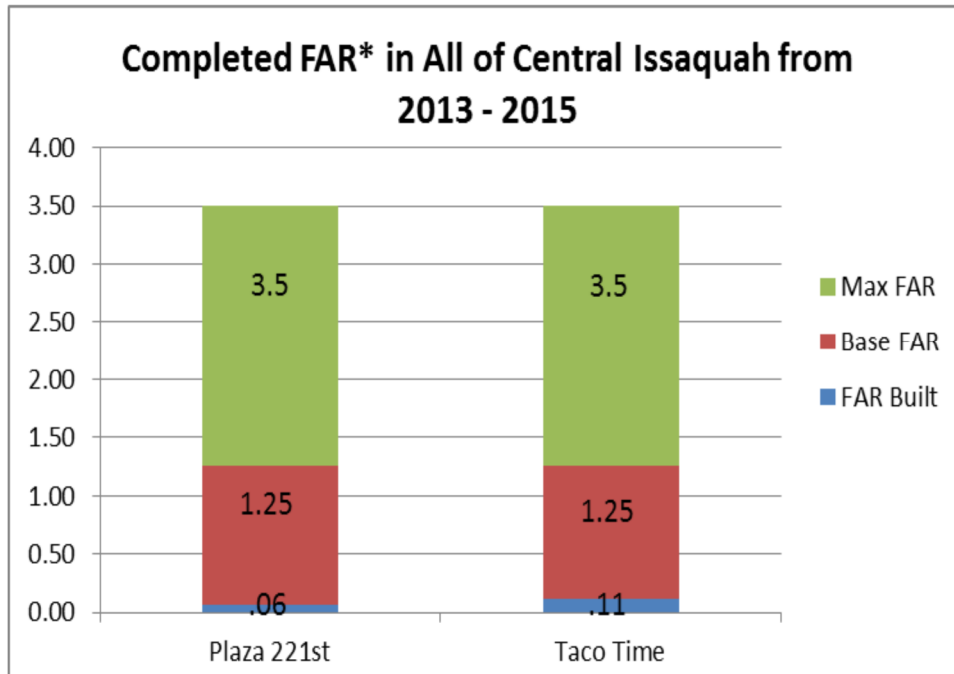
0

**New Affordable  
Housing Units\***

\* City-wide Comprehensive Plan Affordable Housing Goal is 40% of the total housing supply (12% Very Low, 12% Low and 16% Moderate Income). The current contribution to this goal in Central Issaquah is 0%.



## All Central Issaquah



Source: 2015 Central Issaquah Three-Year Monitoring Report, Pages 9—14

**.09\*\***

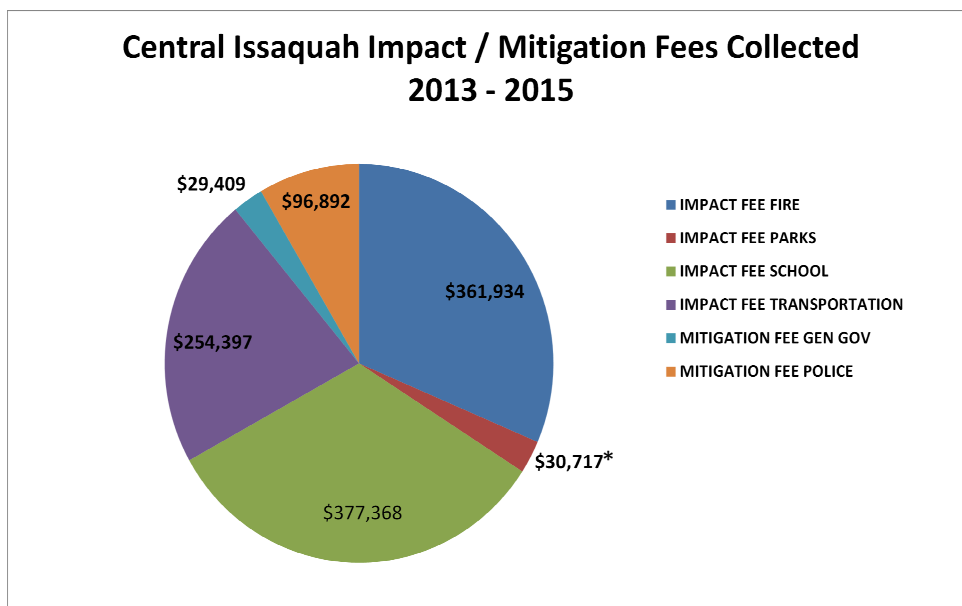
**Average FAR of Completed Projects Outside the Regional Growth Center**

**0.81**

**Average FAR of Completed Projects in All Central Issaquah**

\*\*Does not include 531,355 square foot completed Costco parking structure.

\* FAR or Floor Area Ratio is the Developable Site Area, which does not include Critical Areas, divided by the Gross Site Area of the Project.



Source: City of Issaquah 2015 Issued Permit Records

**\$1.2M**

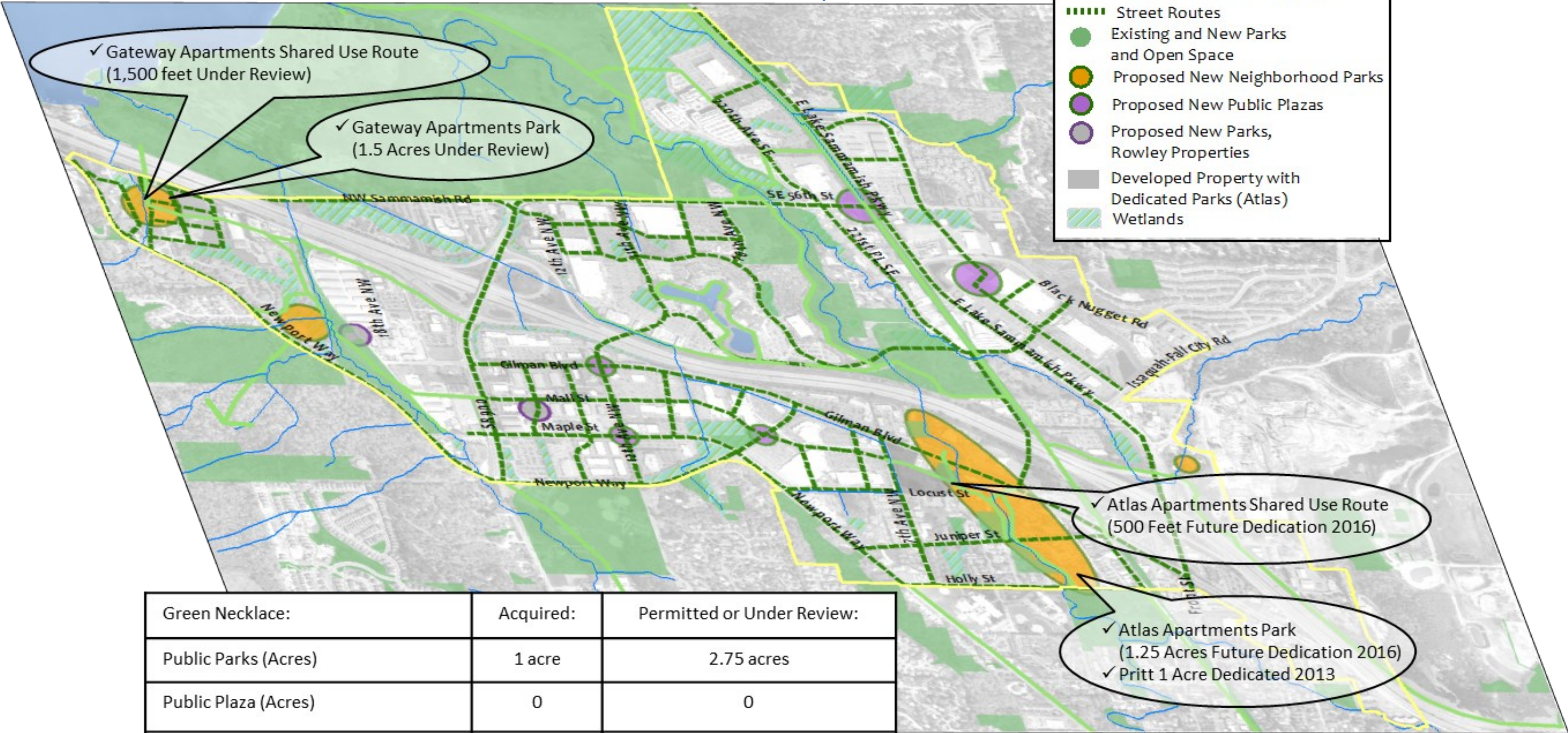
**Impact & Mitigation Fees Collected**

\* Park impact fees do not include property or improvements in lieu.



All Central Issaquah

Green Necklace Acquisitions\*



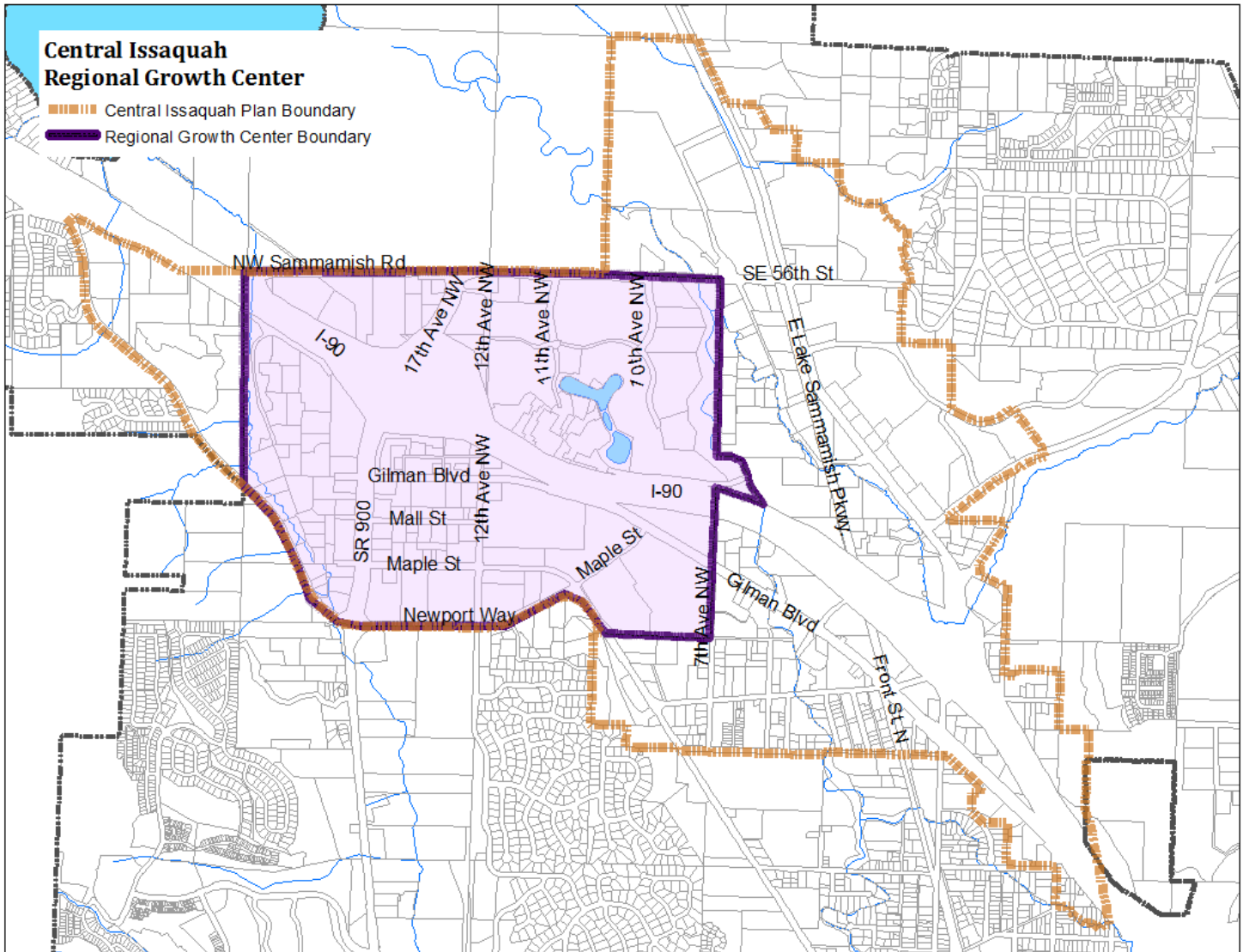
Green Necklace:	Acquired:	Permitted or Under Review:
Public Parks (Acres)	1 acre	2.75 acres
Public Plaza (Acres)	0	0
Shared Use Route (Linear Feet)	0	2,000 feet

Source: 2015 Central Issaquah Three-Year Monitoring Report, Page 13

\* The areas noted on the map above are for representational purposes only. The final location and alignment of nonmotorized routes and parks will be determined at the time of development.



## Central Issaquah

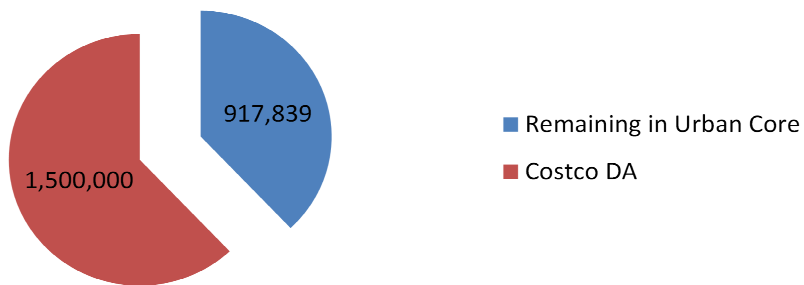


Source: City of Issaquah and King County GIS

- \* The Regional Growth Center (RGC) consists of the Urban Core or UC zone and Rowley Development agreement area (zone Urban Village or UV). The Costco Development Agreement area is also located in the UC zone.

## Regional Growth Center (Urban Core and Rowley Urban Village)

### Commercial Square Feet Allocated for Concurrency Goals in Urban Core



2.4 million total capacity that the Planned Action Ordinance accommodated.

Source: Ordinance 2665, Central Issaquah Planned Action Ordinance

# 1.5M

**Square Feet in the Urban Core Entitled with the Costco Development Agreement**

### Completed Projects by FAR\* in the Regional Growth Center from 2013 - 2015



Source: 2015 Central Issaquah Three-Year Monitoring Report, Pages 9—14

# 2.24 0.81

**Average FAR of Completed Projects in the Regional Growth Center**

**Average FAR of Completed Projects in All Central Issaquah**

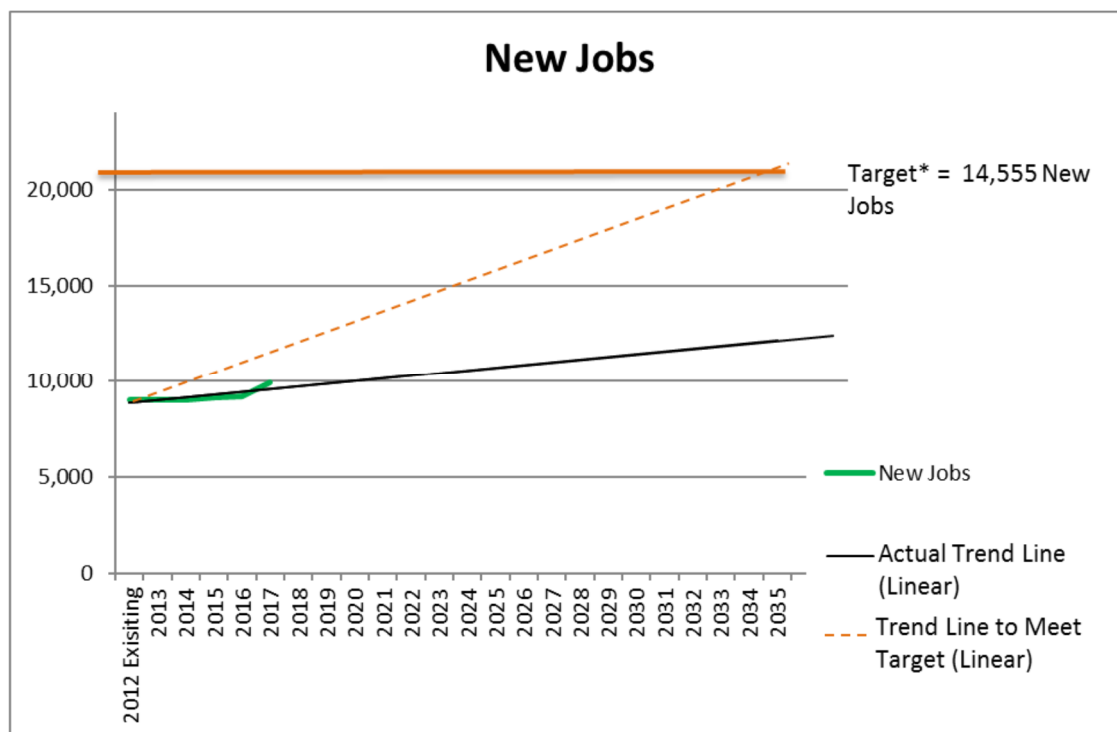
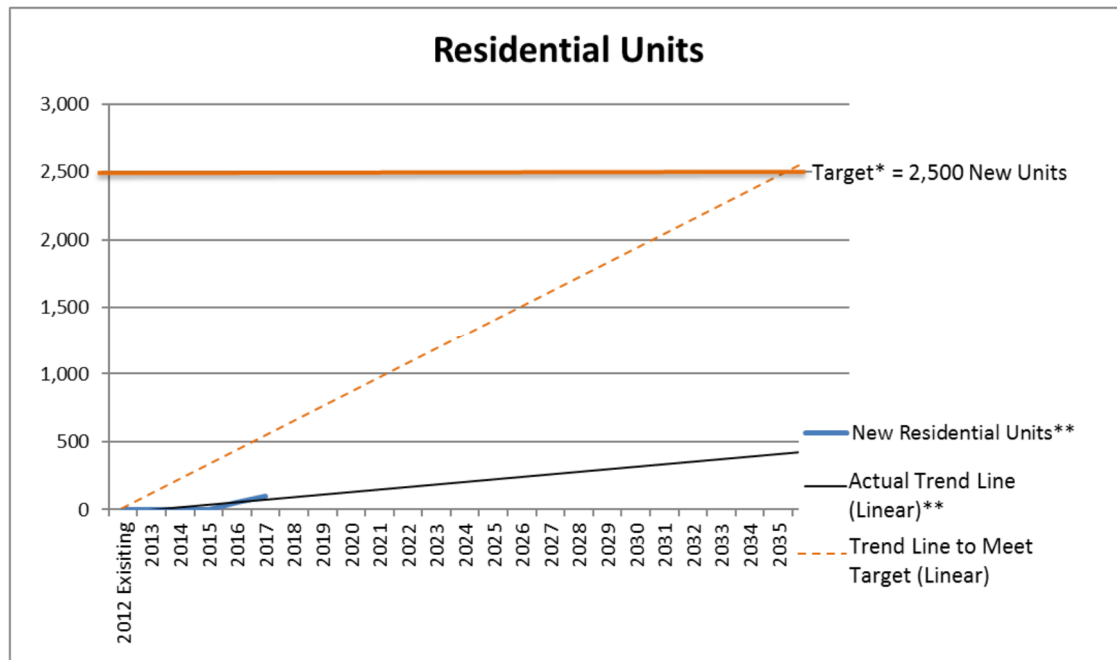
\*\* Rowley Hotel developed under Rowley Development Agreement; no base/max FAR required.

\* FAR or Floor Area Ratio is the Developable Site Area, which does not include Critical Areas, divided by the Gross Site Area of the Project.



## Regional Growth Center (Urban Core and Rowley Urban Village)

Projects Completed, Permitted or Under Review and Targets in Central Issaquah's Regional Growth Center  
(Urban Core and Urban Village, including Costco and Rowley)



Sources: 2015 Central Issaquah Three-Year Monitoring Report, Pages 9—14 and Central Issaquah Plan

\* Targets are included as part of PSRC's requirements as a Regional Growth Center and are drawn from our citywide State adopted targets for new housing and new jobs.

\*\* Assumed 150 new residential units from 2016—2017 for Pioneer Project and to provide the actual trend line a minimal slope.

## Round #3: Council Action **Quarter 2**, **Quarter 3** and **Quarter 4**

### Round 2 Quarter 2/Part 1

1. Skybridge Design Standards Needed
2. Add to Definition of On-Street Parking
3. Buildings 14.2.F “Shall” to “Should” or with criteria regarding Building encroachment into the Public Realm
4. Add Performance Standards to Street Standards Reduction Priorities
5. Consistent Shared Use Maps
6. Resolve Inconsistent Non-motorized Maps
7. On-Street Parking Credit
8. Need Urban Driveway Standards

### Round 3 Quarter 3/Part 2

9. Revisit redevelopment/remodel threshold
10. Clarify Affordable Housing provision in Density Bonus Table
11. Minimum Plant Size or Spacing
12. More Options to Deal with Building Mass and Design
13. Add size for Motorcycle parking space

### Round 3 Quarter 4/Part 3

14. Requiring Mixed Use
15. Boulevards & Road Types and descriptions
16. Structured Parking Incentives
17. More Lighting Standards in Chapter 17
18. Parks: Better define park requirements, impact fees, ownership\*

\* May continue into and be completed in 2017

### Moving to Round 4 (2017)

19. Uses Inconsistent with Vision (after 14. Requiring Mixed Use is complete)

### Not yet scheduled:

20. Define Density Ranges
21. Develop New Cross Sections for Classified Circulation Facilities with Constraints

### On hold, awaiting an applicable project:

22. Add Pioneer Project incentives criteria to Standards

## About this Dashboard

- Limited number of projects between 2013 and 2015, but the Dashboard is meant to serve as a template for the next 20 years.
- The information provided in the Dashboard comes from data collected in the Central Issaquah Monitoring Report. Please refer to the 2015 Central Issaquah Monitoring Report for more information about the data presented in this Dashboard.
- The Dashboard provides a snapshot of the Monitoring Report in a visual format for the entire Central Issaquah area and also in the Regional Growth Center. In 2015, the Puget Sound Regional Council designated the Urban Core and Urban Village zones a Regional Growth Center, which will receive focused infrastructure investments to provide amenities and services.
- Some key takeaways from 2013—2015:
  - These are the first three years that this zoning has been in place, allowing increased development potential than the previous zoning.
  - No density bonus or TDR's were used in development.
  - No affordable housing was built.
  - Average FAR's built were lower than allowed.
  - Based on the development completed and that is permitted or under review, more residential development, commercial/retail development and jobs are needed to meet the 2035 State targets.
- The Central Issaquah boundaries can be found on the first page of this Dashboard. The Regional Growth Center (RGC) boundaries can be found on Page 8 of this Dashboard.
- 2016 proposed code amendments are based on continuous evaluation and feedback (see list under Round #3 on Page 11 of this dashboard).
- Distribution to Council after the first quarter with the 2015 Monitoring Report.

## Key Numbers

	New Housing Units			
	Citywide (total)	Central Issaquah, Entire Area	Central Issaquah, Urban Core	Central Issaquah, Outside the Urban Core
2035 Housing Target	6,670	n/a	2,500	n/a
Assumption for New Development (no end date)	n/a	7,750	7,185	565

## Explanation of Numbers

### TARGETS

**Citywide Target:** This number is the *extended* City target adopted in the 2015 Comprehensive Plan update and has not been adopted by the State. The State adopted target is 5,750 new housing units; but this is a target for the year 2031. In order to fully comply with a 20-year planning period for the Comprehensive Plan update, the target was extended (increased) based on a formula provided by King County.

**Central Issaquah, Entire Area Target:** No target has been adopted for Central Issaquah in its entirety, since, like Newport, Olde Town or Squak, Central Issaquah is just a subarea.

**Central Issaquah, Urban Core Target:** In order to become a Regional Growth Center, Puget Sound Regional Council required the City to adopt a target for the Urban Core. The requirement is that the number must be pulled from the adopted State target (5,750 new units), therefore, cannot be larger than the adopted target. In adopting the target of 2,500 new housing units, consideration was made that approximately 2,000 units have been built since the target was adopted in 2006.

**Central Issaquah, Outside Urban Core:** No target has been adopted for the area inside the Central Issaquah subarea, yet outside the Urban Core.

### ASSUMPTION FOR NEW DEVELOPMENT

**Citywide Assumption for New Development:** No capacity for the entire city has been established.

**Central Issaquah, Entire Area Assumption for New Development:** The Draft Environmental Impact Statement (DEIS) (March 2012) estimated that, under the proposed zoning, approximately 7,750 new housing units would be constructed.

**Central Issaquah, Urban Core Assumption for New Development:** The DEIS assumed that the proposed zoning would allow for approximately 7,185 new housing units. This number includes the Rowley Development Agreement.

**Central Issaquah, Outside the Urban Core Assumption for New Development:** The DEIS assumed that the proposed zoning would result in lower residential densities than those within the Urban Core, leaving approximately 565 new units to be developed in Central Issaquah, outside of the Urban Core.